

706 W. CALIFORNIA AVENUE
OKLAHOMA CITY, OK 73102

NAIRED

COMMERCIAL
REAL ESTATE

RE-DEVELOPMENT OPPORTUNITY

Retail Building For Sale or Lease

6,600 SF with Mezzanine on 0.31 Acres MOL

NNN Lease Price: Subject to End Use

Sales Price: \$850,000



NAIRED

405.840.0600
NAIRED.COM

BROKER/OWNER

AMANDA SULLIVAN
405.323.6423
AMANDA@NAIRED.COM

BOB SULLIVAN, CCIM
405.641.9798
RSULLIVAN@CCIM.NET

EXECUTIVE SUMMARY

We have for sale or lease this 5,590 square foot building that has room for a 1,118 square foot mezzanine all totaling 6,708 square feet. We have designs for 15 parking spaces along the east side and street parking is also available in the Downtown Design District.

This masonry building, constructed in 1940, has a great atmosphere of exposed brick interiors and exposed ceiling rafters. It is destined to be a perfect candidate for a craft brewery or a Nashville style "honky-tonk".

With the incredible development of this area; Scissortail Park, Paycom Arena, Omni Hotel, Jones Assembly, Muse, 21c Museum, and many others, this area will continue to grow and prosper.

Bob and Amanda Sullivan
Broker/Owner

PROPERTY HIGHLIGHTS

- 43' Storefront
- Overhead Door in Rear
- 15 Parking Spaces
- Zoned: DTD-2



LOCATION HIGHLIGHTS

- 5 Blocks from Paycom Arena
- Booming Central Business District
- 3 Blocks from Scissortail Park
- Surrounded by Retail, Bars & Restaurants
- Between Sheridan & Reno

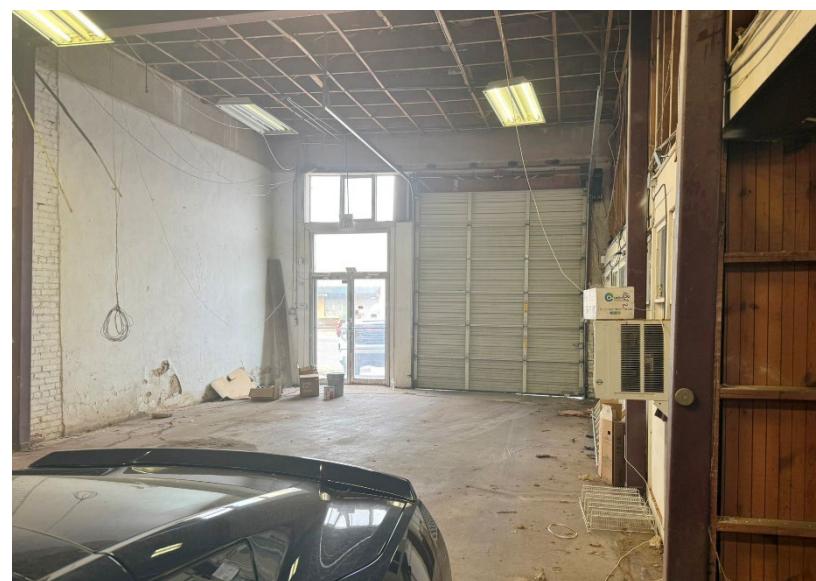
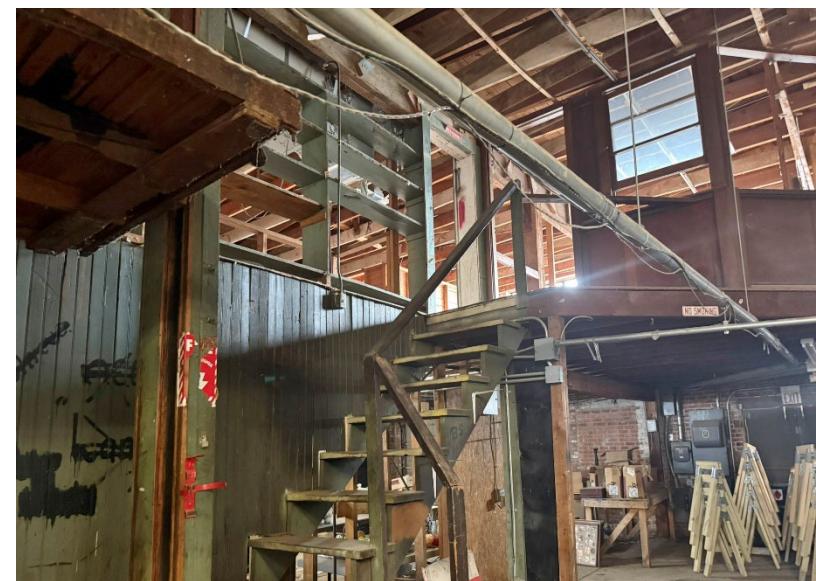
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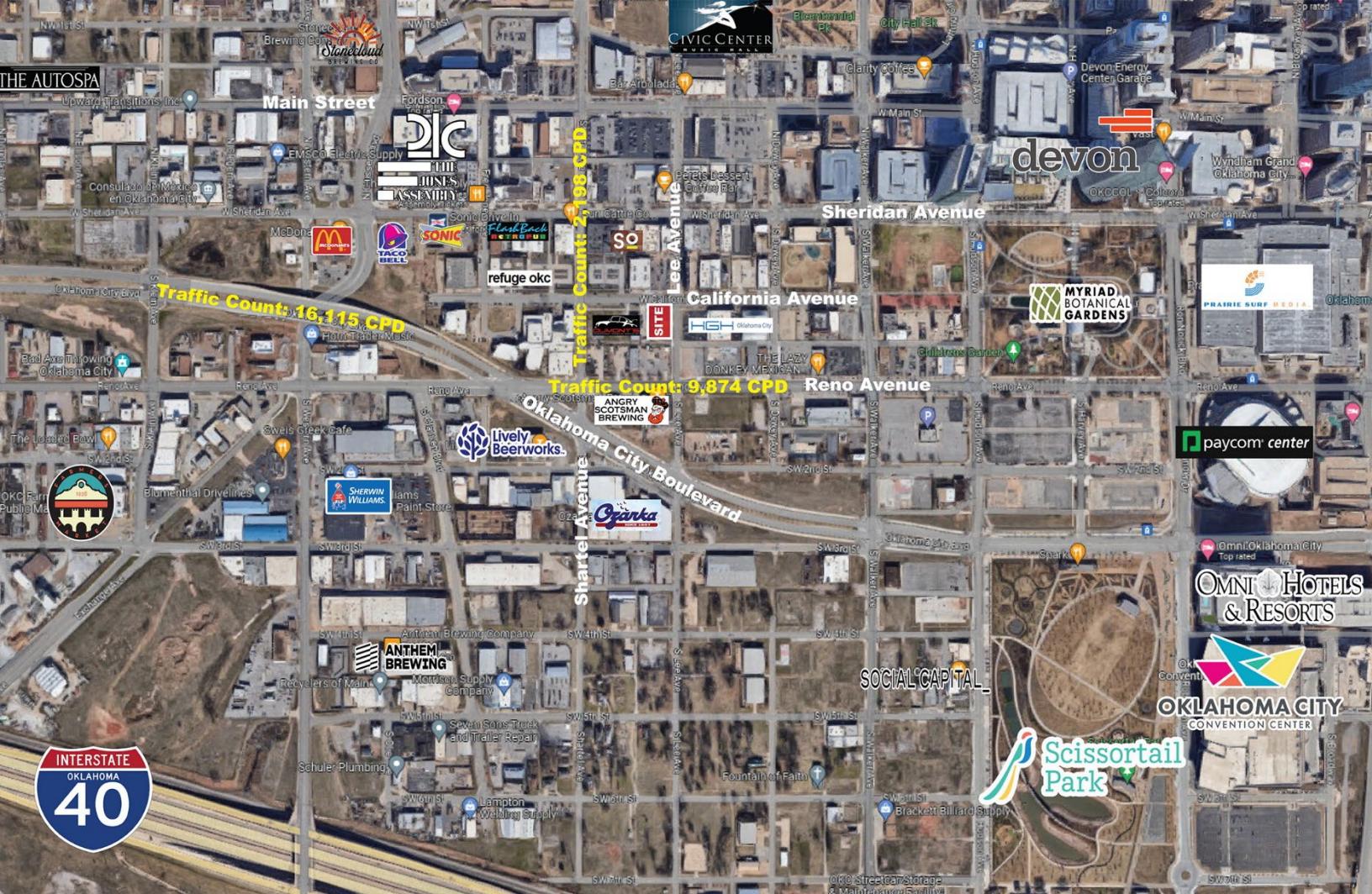
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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	7,780	92,962	231,056
AVERAGE HOUSEHOLD INCOME	\$99,701	\$67,151	\$60,302
TOTAL HOUSEHOLDS	2,726	35,794	90,803

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